

Your New Beginning - House with Pool | Kavran, Marčana

430.000 €
2.732 €/m^2

This house was built with love and care, because the owner originally intended it for his children, who were supposed to come from Australia often so that the family could spend time together in one place. Unfortunately, due to the distance and the unpredictability of life, the plans changed, although the house was never intended for sale. This gives you the opportunity to move into a home built for a family and furnish (design) it to your liking.

Located in a quiet part of Kavran, just a few kilometers from Pula and the beaches, this new and quality built house offers a perfect combination of comfort, privacy and natural surroundings. It is ideal for a family looking for a quiet home or an investment in a tourist rental with high income potential.

Main features:

- Modern new construction (2023), built for the owner and his family, which ensures high quality construction and attention to detail.
- The house is oriented to the south, provides plenty of sunlight and a beautiful view of nature.
- Swimming pool with a small garden - perfect for relaxation and privacy.
- Three spacious bedrooms with the possibility of personalizing the interior.
- Ideal for family or tourist rental with high income potential.
- The eastern part of Istria, where Kavran is located, is known for the cleanest sea and air, without any pollution.

Location and Environment

This house is located on the edge of the construction zone, surrounded by nature, offering you peace and privacy. It is only 3 km away from beautiful beaches, while Pula and all its facilities are 15 km away. The shop is only 5 minutes away by car, which ensures the convenience of everyday life. Kavran is located in the eastern part of Istria, a region known for the cleanest sea and air, ideal for those who want to enjoy nature without pollution.

For beach lovers: See pictures of the three most beautiful swimming locations nearby - Frnaža Beach, Kavran Beach, and Vinjole Beach at this link [add link].

Investment Opportunity

This property offers exceptional potential for tourist rental, with an estimated annual income of €30,000. Its location and quality of construction ensure long-term value, and given the demand for smaller houses, this investment provides security and flexibility.

Thinking about installing solar panels? Read what to consider before installing a solar power system with battery storage and when to consider a grid connection or a stand-alone off-grid system.

Summary

Location	Marčana	Property ID	2551
Price	430.000 €	Type	house
Area	157 m²	Land area	365 m²
Bedrooms	3	Bathrooms	4
Parking spaces	3	Parking spaces (garage)	-
Floor	ground floor	Orientation	South
Ownership type	Ownership 1/1	Owner	Private owner
Price/m²	2.732 €	Real estate transfer tax	3%
Energy certificate	A	Subtype	family house, semidetached

Distances

Sea	1.7 km
Restaurant	280 m
Sport facilities	750 m
Store	2.8 km
Pula	24 km
Rovinj	42.5 km
Venezia airport	277 km
Pula airport	18.4 km

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